

PRESENT:	Ryan Akin, Chair	Julie Harris
	Joseph Bader, Vice Chairman	Susan Haller
	Carol Henshaw	James Davern
	James Hitchcock	
ALSO PRESENT:	Richard E. Brown, Zoning Officer	

Chairman Akin called to order the regular meeting of the Zoning Board of Appeals at 7:00 P.M. (The meeting was held remotely via the Zoom online platform.)

Chairman Akin asked if anyone had any corrections or additions to the Regular Meeting Minutes of February 19, 2020. Ms. Haller moved to approve the minutes as written. Ms. Harris seconded the motion, which carried by unanimous voice vote (7-0).

### REVIEW OF APPLICATIONS:

**ITEM 1**      Application #20-093: 187 Chapel Street, SCOTT VEGDER, for an Area Variance necessary to construct a 288 SF storage building. In accordance with 850-30 of the Zoning Ordinance, storage buildings cannot exceed 165 SF.

Scott Vegder, the property owner, presented the application. He would like to construct a 12' x 24' storage structure to store lawn equipment, a snowblower and a camper.

Chairman Akin opened the Public Hearing. No one was present.

Mr. Brown read into the record a letter of support from the neighbor.

Chairman Akin closed the Public Hearing.

Beginning with question #1: *Show that the granting of the variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.*

Ms. Harris viewed the property and determined that the structure would not be visible from the street, except for possibly one corner.

Mr. Davern feels the neighbor's support of the project is adequate evidence of this.

Regarding question #2: *Show that the benefit sought by the applicant cannot be achieved by some other feasible method that would not require a variance.*

Mr. Bader noted that there is no other storage building on the property. He noted that two smaller sheds would be allowed without a variance, but that this would be less practical. In addition, a smaller shed would not fit the applicant's needs to store an item as large as a camper.

Regarding question #3: *Show that the requested variance is not substantial.*

Mr. Bader feels it is substantial as it is close to double the maximum size permitted.

Regarding question #4: *Show that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.*

Mr. Bader asked if the applicant plans to remove any trees to accommodate the shed. Mr. Vegder answered no.

Regarding question #5: *Show that the alleged hardship is not self-created.*

Ms. Henshaw believes this is self-created. Chairman Akin agreed.

Chairman Akin asked if there were any other comments or questions. Hearing none, he called for a motion.

Mr. Bader moved that the board Approve the application as submitted and presented for the following reasons:

- #1. The granting of the variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
- #2. The benefit sought by the applicant cannot be achieved by some other feasible means that would not require a variance.
- #4. The proposed variance will not have an adverse impact on the environmental conditions in the neighborhood.

Ms. Henshaw seconded the motion, which **carried** with a roll call vote of (7-0):

Joseph Bader	Voting	YES
James Davern	Voting	YES
Julie Harris	Voting	YES
Carol Henshaw	Voting	YES
Susan Haller	Voting	YES
James Hitchcock	Voting	YES
Ryan Akin	Voting	YES

### ADJOURNMENT

Mr. Bader moved to adjourn the meeting at 7:11 P.M., seconded by Mr. Harris and carried by unanimous voice vote (7-0).